



## 23 Waterside Road, Kirkintilloch, Glasgow, G66 3PF

Fixed Asking Price £170,000

- Three Bedroom Extended Semi-Detached
- A Degree of Modernisation Required
- Modern Wet Room & Adequate Storage
- EER - D
- Popular Residential Location
- Spacious Accommodation Throuhout
- GCH, DG, Garage, Driveway and Private Garden Ground
- Fabulous Potential
- Lounge, Separate Dining Room, Large Extended Kitchen
- Close To All Local Amenities



# 23 Waterside Road, Glasgow G66 3PF

\*\*\* New Fixed Price - Home Report Valuation £170K \*\*\*This 3 bedroom semi-detached property has been extended over the years. The current owner has lovingly maintained the property, however a degree of modernisation is required, allowing fabulous potential for any discerning buyer. This is a popular residential location, close to all local amenities including schooling and transportation links. Early viewing is recommended to avoid disappointment. EER - D



Council Tax Band: D



CODA Estates are delighted to present this 3 bedroom semi-detached property. The home is situated in a sought after area of Kirkintilloch close to all local amenities. Internally the property requires a degree of modernisation, however provides phenomenal potential to any discerning buyer .

Accommodation comprises a spacious entrance porch, which leads to a fabulous size lounge through dining room. The kitchen has been extended providing ample base and wall mounted units and the back door give access to the rear garden. This space could easily be adapted to allow from a separate dining or utility area. The upper level accommodates 2 double bedrooms and a generous single bedroom. The accommodation is complete by the recently installed wetroom.

The property also benefits from double glazing, a system of gas central heating, driveway for off street parking and garage.

The garden is fully stocked with a delightful array of plants, shrubs, trees and bushes and offers a great deal of privacy to the rear.

#### Room Dimensions

Entrance Porch

Lounge - 5.10m x 3.88m

Dining Room - 3.35m x 2.66m

Kitchen - 3.42m x 5,12m (at the widest points)

Master Bedroom - 4.06m x 2.50m

Bedroom 2 - 3.40m x 2.50m

Bedroom 3 - 3.00m x 2.35m

Wet Room - 1.95m x 1.95m

#### Location

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities

including Kirkintilloch leisure centre which houses an swimming pool and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request

EER - D

Council Tax Band - D

Viewings: Arranged by appointment.

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 01417751050





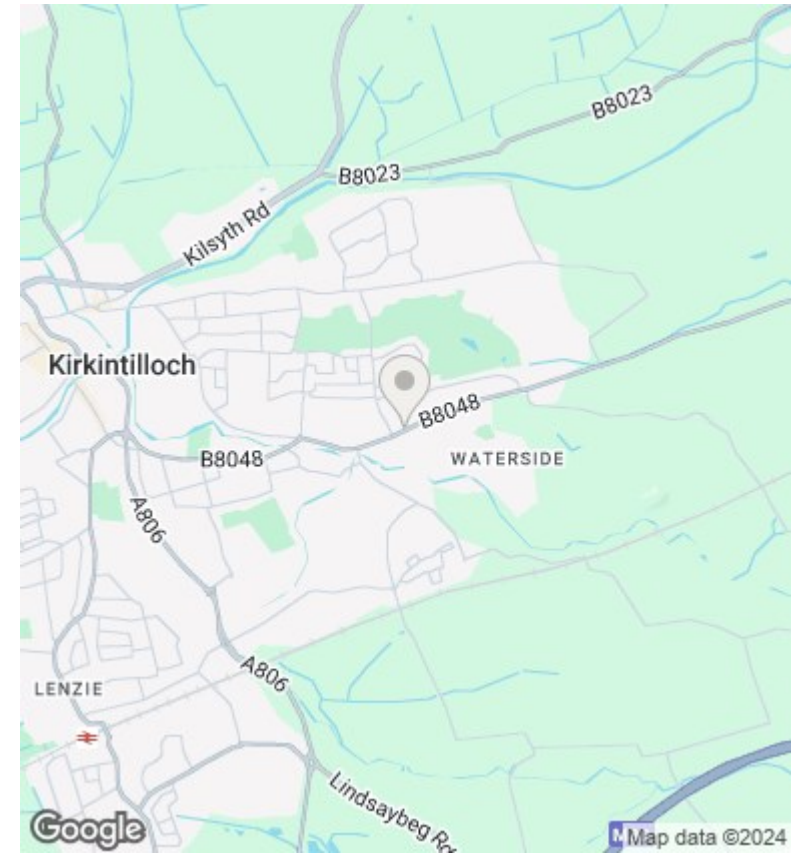








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	